

**FAIRFAX DEVELOPMENT REVIEW BOARD  
GENERAL & HEARING MINUTES:**

**Members Present:** Jason Heyer, Martha Varney, Michelle Dufresne, Nick Hibbard & Claude Rainville  
**Public Present:** Amber Soter, Z.A., Valerie Ugro, Joyce Hakey, Mark LeClair, Kristine Irish, Howard Irish, Warren Palmer, Steve Chamberlain, Edmund Harris, Michael Gervais

**7:02 PM- J. Heyer** called the meeting to order.

**7:05 PM RECONVENE- Request of Mark and Susan Leclair** for a combination Administrative Review Hearing for a Boundary Line Adjustment and a Two Lot Subdivision located on the parcel known as 49 Benny Road (Parcel ID BN0049).

The requested changes were made on the map. These included changing the ROW width to 50', adding contour lines and shading areas of 25% grade or more, deferral language for Lot 3 and driveway widths. There was discussion on the need to upgrade Benny Rd to standards for access to Lot 3 when that site plan review arises.

**7:09 PM M. Varney** made a motion to accept the Zoning Administrators recommendation to approve the 2 Lot Subdivision and boundary line adjustment with conditions. **C. Rainville 2<sup>nd</sup>**. All in favor.

**7:11 PM RECONVENE- Request of 2117 Main Street LLC DBA Beaver Valley Storage** for a Site Plan Revision Hearing of the property located at 2117 Main Street (Parcel ID MA2117). The request is to add additional storage units.

The revised Site Plan was reviewed. Changes from the previous meeting included only adding an additional 3 storage units versus 4 and, not moving the fence along Rte. 104, just elongating it. Also added was the existing trees along Rte 104, daily trips and impervious surface area.

**7:20 PM M. Dufresne** made a motion to approve the Revision of a previously approved Site Plan with conditions. **N. Hibbard 2<sup>nd</sup>**. All in favor.

**7:24 PM Request of Palmer Real Estate and Saxon Oaks Co** for a Boundary Line Adjustment hearing on the properties located at Lot #4 and Lot #6 Maple Hill Road. Parcel ID (ML0080 and ML0088).

The Palmers wished to perform a modest boundary adjustment to allow for a larger setback on the pre-existing parcel and to have the boundary follow the utility lines which made more sense geographically. There was discussion about these lots being non-conforming to today's regulations (acorage) and our regulations not addressing this as an issue with boundary line adjustments.

**7:29 PM N. Hibbard** made a motion to accept the Zoning Administrators recommendation to approve the boundary line adjustment with conditions. **C. Rainville 2<sup>nd</sup>**. All in favor.

**7:31 PM Request of Joyce Hakey** for a revision to a previously approved two lot subdivision located at 233 Huntville Road. Parcel ID (HV0233).

Joyce had a recently approved subdivision and site plan. Upon further information provided to her it was necessary to adjust the boundary lines by about 16' to accommodate waste water and wet land setbacks. There was no mylar recorded for the original subdivision but a decision was recorded. This new decision and mylar will supersede over any previous documents. Before a mylar is filed an approved 18x24 map must be approved. The proposed house needs to be shifted so it does not touch the setback line.

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**7:42 PM M. Varney** made a motion to approve the Revision of a previously approved Site Plan and 2 lot subdivision with conditions. **C. Rainville 2<sup>nd</sup>**. All in favor.

**7:45 PM - Request of Deborah and Edmund Harris** for a sketch plan review for a 3 lot subdivision of a property located at 31 Tabor Hill Road. Parcel ID (TH0031).

This is an approximately 16 acre parcel. It currently has a mobile home, large barn and a few small accessory structures on it typical with agricultural use. They would like to make this into three lots. The barn would be on a separate parcel than the mobile home and a new home is proposed for the additional lot. They have thought about refinishing the barn into a residence at some time. The barn currently does not meet setback standards and would need a change of use. The Mobile homes access would remain the same, the access for the empty lot is proposed where a farm access currently is. The access for the parcel with the barn on it would remain the current barn access point. There is a portion of the access to Lot 2 that would require a wetlands permit but that access point makes more sense. The septic systems are designed but not submitted to the state for permitting. The DRB would like to see all structures on the map (camper, sheds etc). They would like to see an access drive that is on the property on the map also.

The DRB deemed this a minor subdivision.

**8:05 PM-** discussion of a ROW on Meade Road that is on a property line. The beneficiary of the ROW would like to subdivide his parcel which would create the need for an access meeting road standards and asked the Zoning Administrator for advice on how to go about this. The regulations do not allow at this time a road without a 50' from center setback. When a ROW is on the property line this does not allow spatially for a road to be constructed. The Zoning Administrator was advised to tell the land owner that at this time a subdivision does not meet our Development Regulations.

**8:50 PM- M. Dufresne** made a motion to approve the Mylar for Marjorie Heyer. **M. Varney 2<sup>nd</sup>**. All in favor.

**9:01 PM M. Varney** made a motion to approve the Minutes from July 24, 2018. **C. Rainville 2<sup>nd</sup>**. All in favor.

**9:10 PM- N. Hibbard** made a motion to approve the required Mylars (Cover Sheet, C2-02 and L1-01) For Zarembo Fairfax (Dollar General). **M. Varney 2<sup>nd</sup>**. All in favor.

**9:15 PM – C. Rainville** made a motion to adjourn. **N. Hibbard 2<sup>nd</sup>**. All in favor.

Respectfully submitted,  
Amber Soter, Zoning Administrator, DRB & Planning Commission Coordinator

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
For the Development Review Board

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*These draft minutes are unofficial until approved at the next regularly scheduled meeting. All motions were unanimous unless otherwise indicated.*